

PIONEER PLAZA

Retail for Lease



1412 N Prospect Avenue
Champaign, IL



COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY OVERVIEW

Lease Price	\$14.00/SF NNN
Available Space	+/- 1,125 – 3,375 SF
Total Building Size	+/- 29,075 SF
Year Built	1980
NNN Expenses	\$4.00 PSF (2024)
Zoning	CG – Commercial General

AREA DESCRIPTION

Located at the southeast corner of Prospect Avenue and Bloomington Road, Pioneer Plaza is a well-known retail destination with tenants including Walgreens, Dollar General, PNC Bank, Rent-A-Center and others. The shopping center boasts high traffic counts, great visibility, and easy access to Interstate 74. Other nearby retailers include the Home Depot, Jimmy John's, McDonald's, Tire Barn, Popeye's, and many others.

PIONEER PLAZA

Pioneer Plaza is a 59,967 square foot shopping center built in 1980, and ideally located at the lighted intersection of North Prospect Avenue and Bloomington Road. Pioneer Plaza features a large parking field, pylon signage along Prospect Avenue and Bloomington Road, and the wide variety of tenants in the shopping center are major traffic drivers for the area. Current availability:

807 Bloomington Road is +/- 2,600 square feet and has a reception area, 5 large rooms or offices, a storage room and two restrooms.

809 Bloomington Road is +/- 1,400 square feet and features a large open area in the front of the suite, with large windows, 3 private offices, a restroom, and a kitchenette.

821 Bloomington Road is +/- 1,800 square feet and is wide open with one office, a single restroom, and a storage room.

823 Bloomington Road is +/- 1,125 square feet and is wide open with one office, a single restroom, and a storage room.

825 Bloomington Road is +/- 2,250 square feet approximately 1,269 square feet of the space is finished and features an open area, a back office, and two restrooms. The remaining +/- 981 square feet is closed off from the space (but can easily be opened up again) and is in vanilla shell condition.

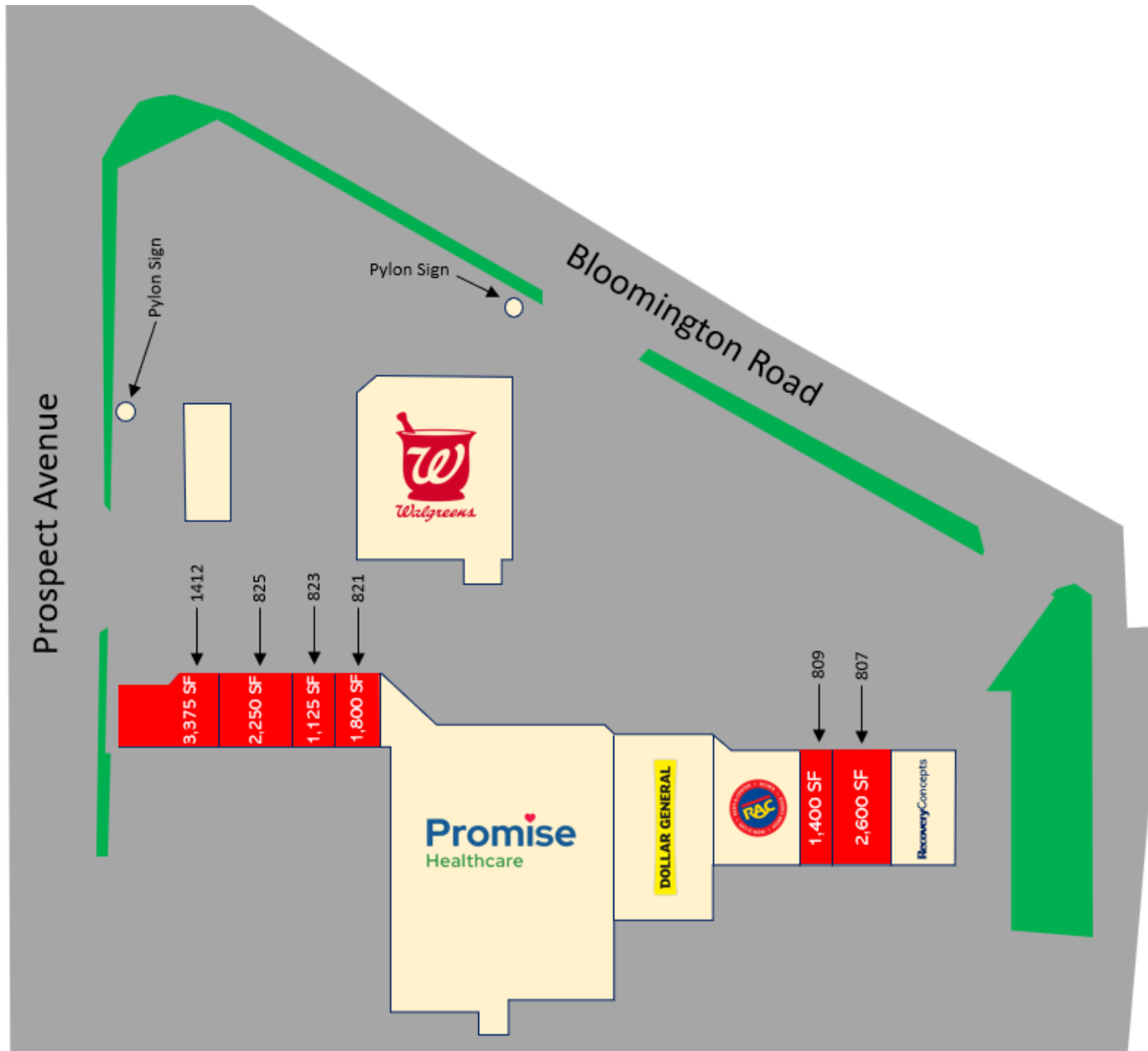
1412 N Prospect Avenue is +/- 3,375 square feet and mostly open with a back office, a single restroom, and a utility room.

NNN expenses are estimated at \$4.00/SF (2024).



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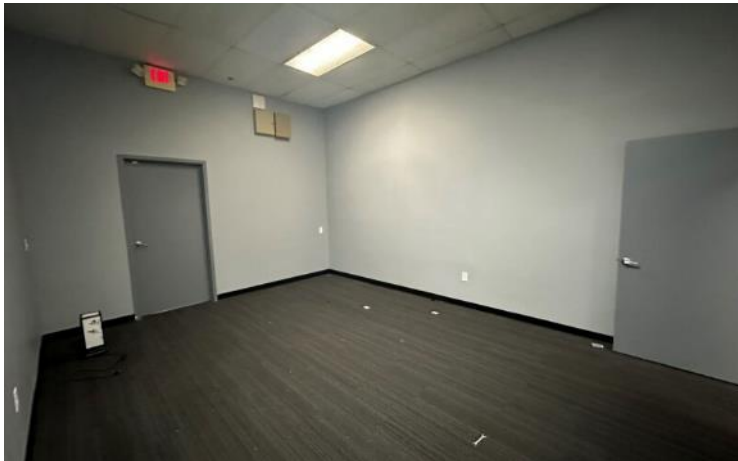
SITE PLAN

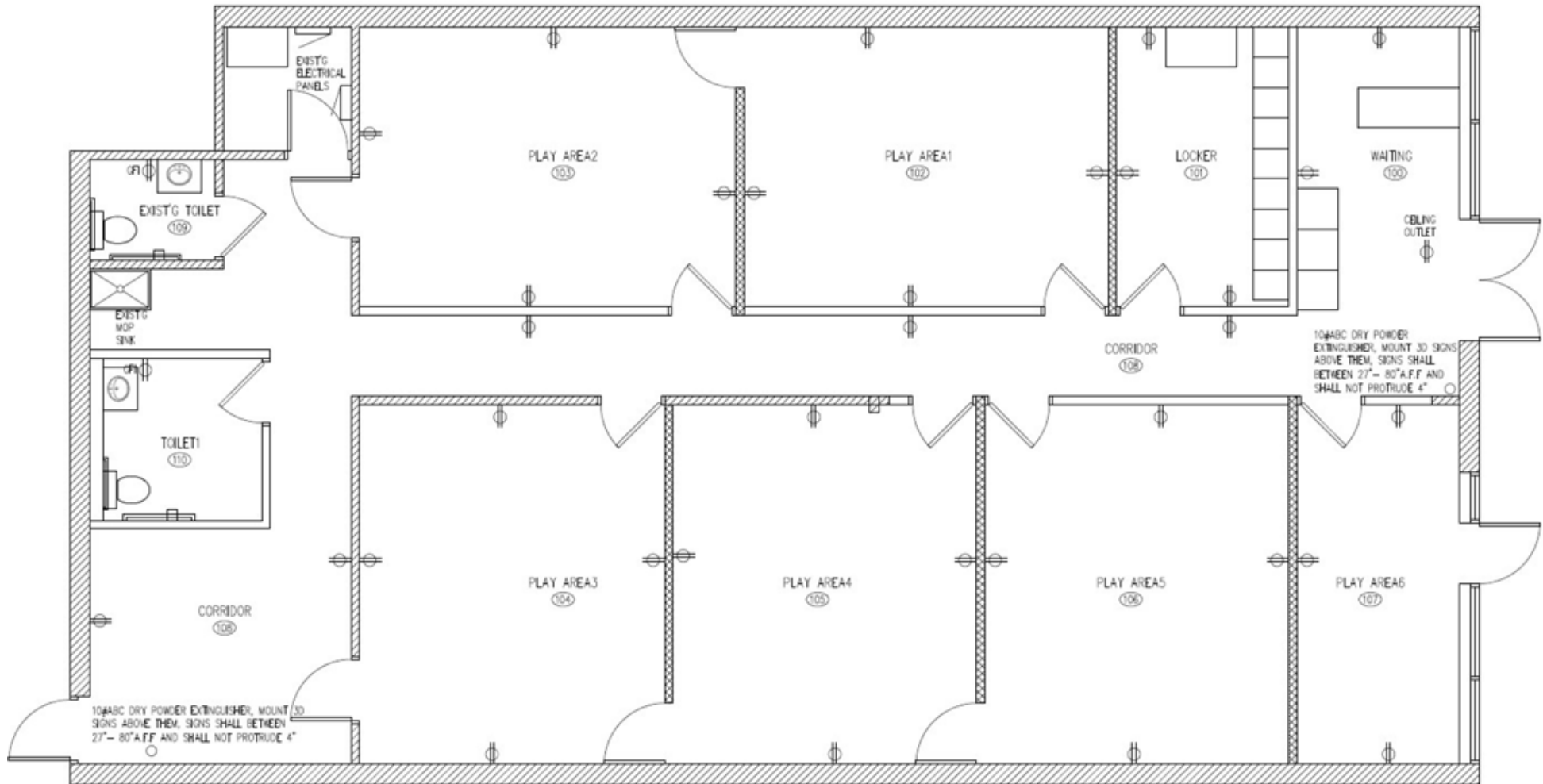


807 Bloomington Road

Suite Size	+/- 2,600 SF
Asking Price	\$14.00/SF NNN
NNN Expenses	\$4.00/SF
Monthly Rent	\$3,900.00

807 Bloomington Road is +/- 2,600 square feet and has a reception area, 5 large rooms or offices, a storage room and two restrooms.



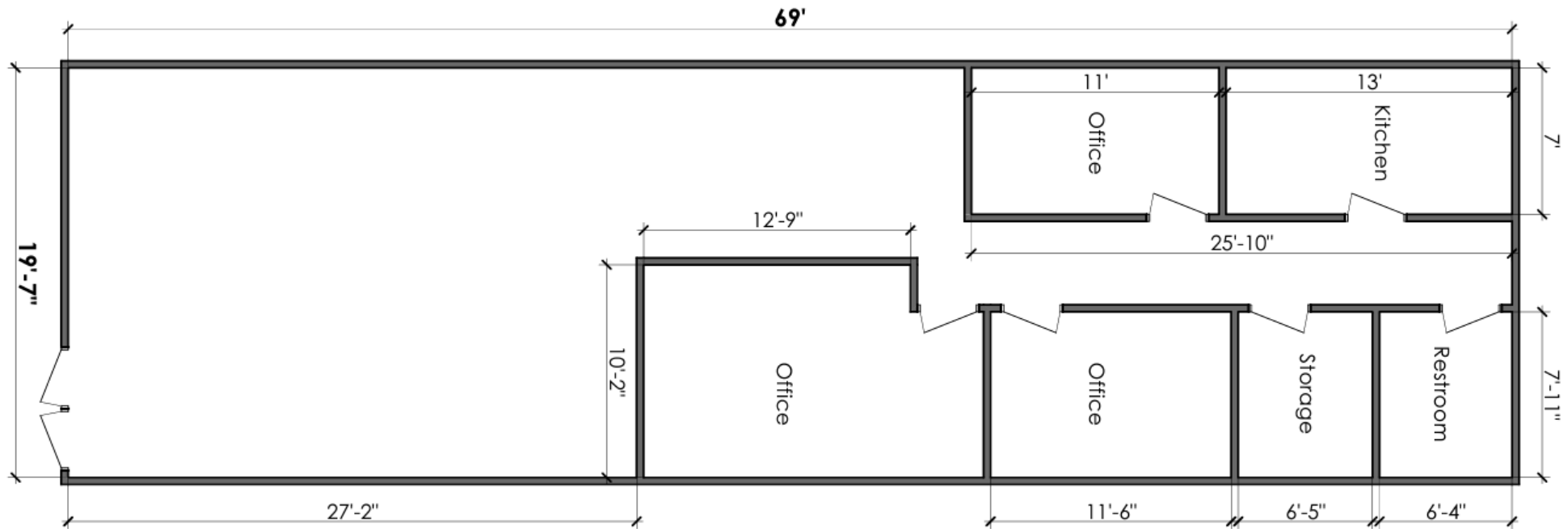


809 Bloomington Road

Suite Size	+/- 1,400 SF
Asking Price	\$14.00/SF NNN
NNN Expenses	\$4.00/SF
Monthly Rent	\$2,100.00

809 Bloomington Road is +/- 1,400 square feet and features a large open area in the front of the suite, with large windows, 3 private offices, a restroom, and a kitchenette.





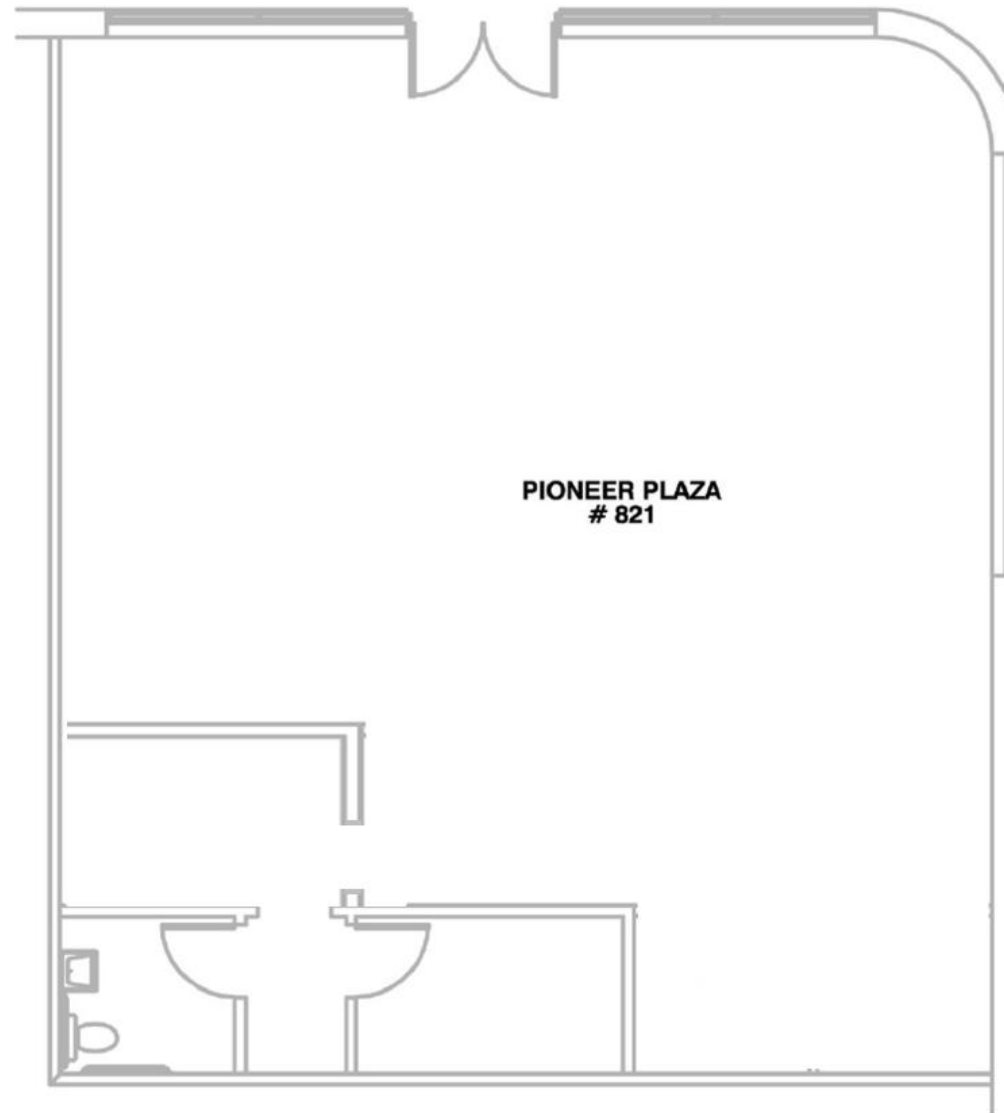
821 Bloomington Road

Suite Size	+/- 1,800 SF
Asking Price	\$14.00/SF NNN
NNN Expenses	\$4.00/SF
Monthly Rent	\$2,700.00

821 Bloomington Road is +/- 1,800 square feet and is wide open with one office, a single restroom, and a storage room.



821 Bloomington Road



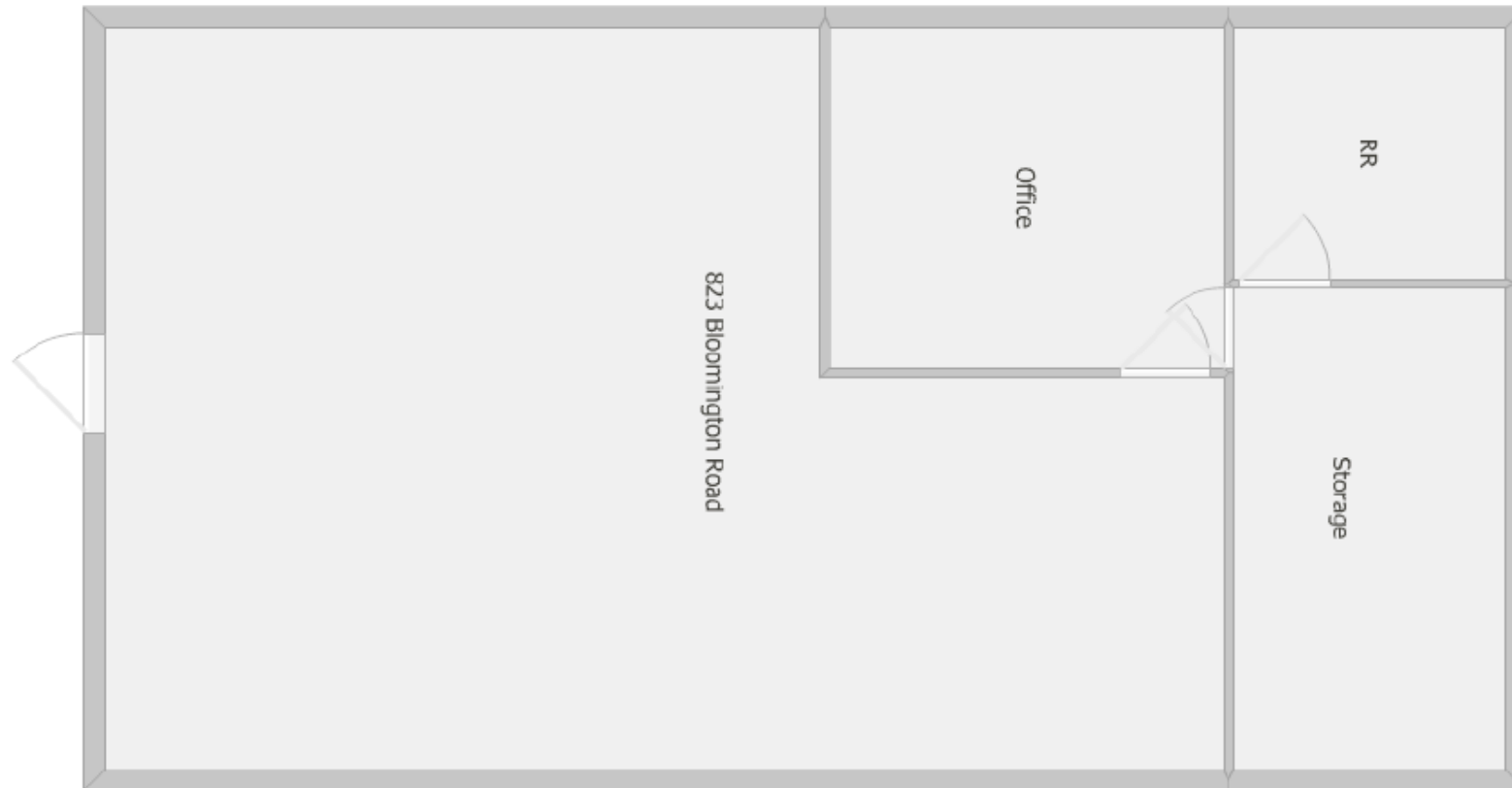
823 Bloomington Road

Suite Size	+/- 1,125 SF
Asking Price	\$14.00/SF NNN
NNN Expenses	\$4.00/SF
Monthly Rent	\$1,687.50

823 Bloomington Road is +/- 1,125 square feet and is wide open with one office, a single restroom, and a storage room.



823 Bloomington Road



825 Bloomington Road

Suite Size	+/- 2,250 SF
Asking Price	\$14.00/SF NNN
NNN Expenses	\$4.00/SF
Monthly Rent	\$3,375.00

825 Bloomington Road is +/- 2,250 square feet approximately 1,269 square feet of the space is finished and features an open area, a back office, and two restrooms. The remaining +/- 981 square feet is closed off from the space (but can easily be opened up again) and is in vanilla shell condition.





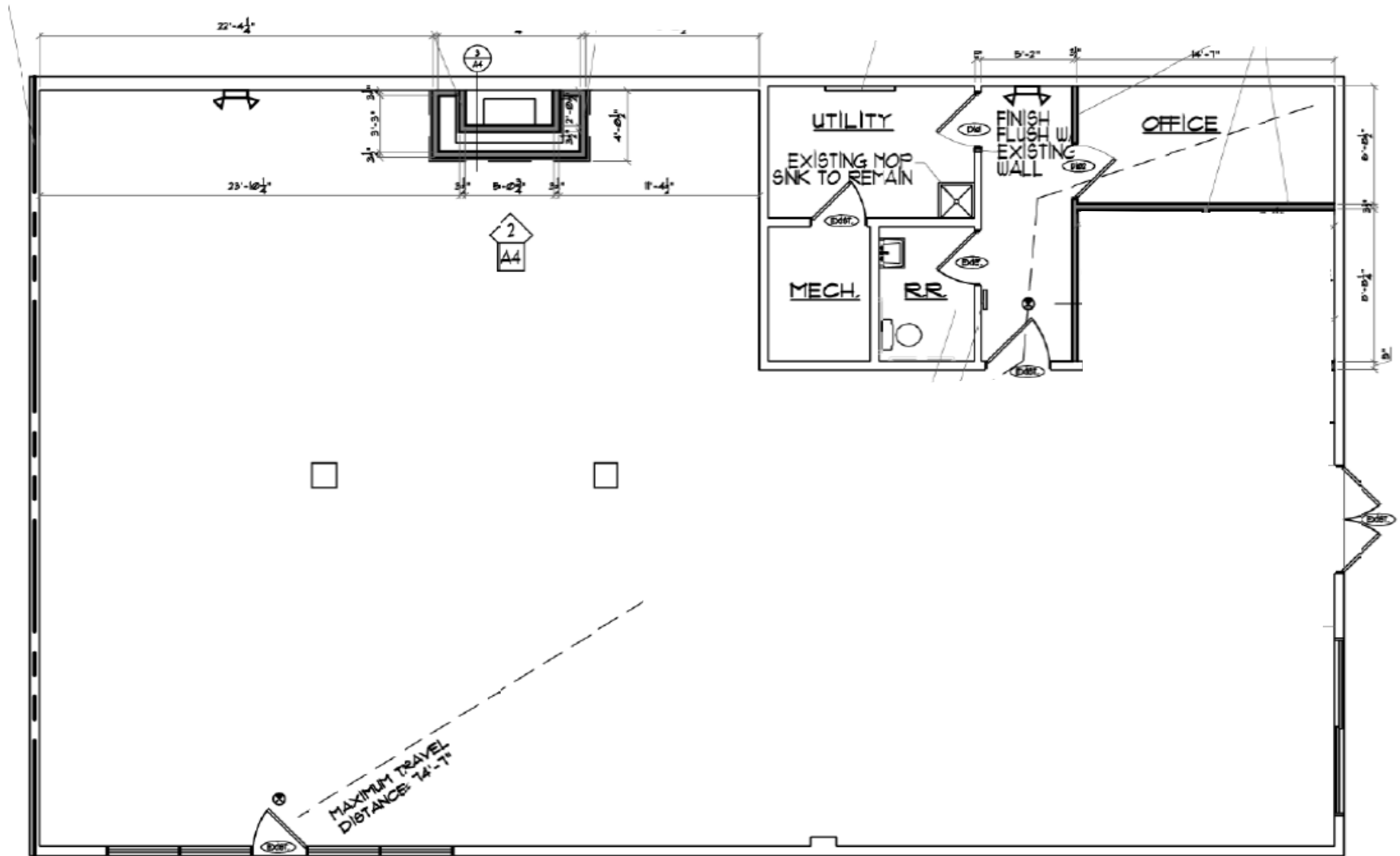
1412 N Prospect Avenue

Suite Size	+/- 3,375 SF
Asking Price	\$14.00/SF NNN
NNN Expenses	\$4.00/SF
Monthly Rent	\$4,470.83

1412 N Prospect Avenue is +/- 3,375 square feet and mostly open with a back office, a single restroom, and a utility room.



1412 N Prospect Avenue



CONTACT INFORMATION



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